

GOAL 3

HOUSING ELEMENT





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3 HOUSING ELEMENT

The goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of safe, sanitary and energy efficient housing in suitable neighborhoods at affordable costs that meets the needs of the City's present and future residents. This element provides policies and objectives that generally focus on meeting demand for a variety of housing types, reducing or eliminating substandard housing, providing for affordable housing, and providing sites for group homes and group residential facilities.

HOUSING ELEMENT HIGHLIGHTS

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.



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GOAL 3: HOUSING ELEMENT

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GOAL 3 | HOUSING ELEMENT

THE CITY SHALL SUPPORT THE PROVISION AND MAINTAINANCE OF AN ADEQUATE INVENTORY OF SAFE, SANITARY, AND ENERGY EFFICIENT HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS THAT MEETS THE NEEDS OF THE CITY'S PRESENT AND FUTURE RESIDENTS.

OBJECTIVE 3.01.

HOUSING SUPPLY AND DEMAND

The City shall ensure that adequate sites for the various housing types, including affordable housing, are available within the City to meet the established demand, or until complete build-out of developable properties.

POLICY 3.01.01.

The City shall perform a housing needs assessment by December 2013. Information contained in the assessment should include, but not be limited to, information regarding housing trends; the number, type and condition of existing housing units; identification of substandard housing units; the number and types of housing units needed in the future for all income ranges based on growth projections; and shortages and/or deficiencies in the existing housing stock. The housing needs assessment should be updated a minimum of every five (5) years.

POLICY 3.01.02.

The City shall encourage the private sector to provide a suitable mixture and number of housing units within the City's corporate limits to meet existing and future demand.

POLICY 3.01.03.

The City's land development regulations shall provide requirements that planned unit developments offer a variety of housing types.

POLICY 3.01.04.

The City shall promote nondiscrimination in access to housing within the City by being compliant with fair housing laws and practices.

POLICY 3.01.05.

The City shall continue to provide land use designations on the FLUM and zoning districts on the official zoning map to ensure that appropriate locations are available for single family, duplex, and multi-family housing units within the City.

POLICY 3.01.06.

The City shall ensure, for all housing, the availability of public facilities at the levels of service as outlined in this Comprehensive Plan.

POLICY 3.01.07.

The City shall permit the placement of individual manufactured housing units in residential districts as is required by applicable State and federal laws. The City may adopt regulations, such as building, architectural, historical, aesthetic, and landscaping standards applicable to the placement of manufactured housing.

POLICY 3.01.08.

The City shall review and amend, where necessary, codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities, in order to maintain the existing housing stock.

OBJECTIVE 3.02.

HOUSING PRESERVATION

The City shall encourage the preservation of safe and sanitary housing.

POLICY 3.02.01.

The City shall identify substandard housing and take action to ensure compliance with housing codes.

POLICY 3.02.02.

The City shall maintain or increase code enforcement activities through regular inspections of the housing stock in accordance with applicable State and federal laws.

POLICY 3.02.03.

The City shall continue to enforce the adopted Standard Housing Code and the Standard Unsafe Building Abatement Code.

POLICY 3.02.04.

Where feasible, the City shall participate in programs that encourage and/or provide assistance to homeowners to mitigate risks to people and property from natural hazards and their effects.

POLICY 3.02.05.

The City shall adopt regulations that would discourage demolitions and encourage rehabilitation, reuse and maintenance of existing homes. Regulations adopted for homes in a historic district shall implement the policies of the Historic Preservation Element.

POLICY 3.02.06.

Housing rehabilitation should be encouraged City-wide, with a focus on areas containing a large percentage of substandard housing.

POLICY 3.02.07.

The City shall encourage the establishment of neighborhood groups to coordinate with the City on neighborhood improvement projects, such as code enforcement, removal of blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

POLICY 3.02.08.

The City shall establish a City-wide neighborhood planning program to encourage the stabilization and preservation of residential areas throughout the City and strengthen linkages between neighborhoods and City government.

POLICY 3.02.09.

The City shall implement the policies of the Historic Preservation Element regarding the identification, protection, and preservation of housing which is historically significant.

OBJECTIVE 3.03.**AFFORDABLE HOUSING**

The City shall ensure that adequate sites for affordable housing, including workforce housing, are available now and in the future. The City shall implement policies that ensure that the supply of affordable housing is consistent with the demand for affordable housing.

POLICY 3.03.01.

The City shall review, continually monitor and update its Land Development Code to ensure that regulatory techniques and review procedures do not create barriers to construction of affordable housing, workforce housing, or housing for persons with special needs.

POLICY 3.03.02.

The City shall ensure that its Land Development Code discourages the concentration of affordable housing units in specific areas of the City and encourages affordable housing units throughout the City.

POLICY 3.03.03.

The City shall consider establishing a density bonus program or other economic incentives to encourage the private sector to provide workforce or affordable housing.

POLICY 3.03.04.

The City shall coordinate with the Fernandina Beach Housing Authority, the County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability within the City limits.

POLICY 3.03.05.

The City shall cooperate with area agencies to implement aging in place strategies that encourage older adults to remain in their own homes as they age by adopting Land Development Code regulations that promote affordable housing and housing alternatives that recognize the special needs of older adults.

POLICY 3.03.06.

The City shall maintain Land Development Code policies that minimize barriers to the development of existing vacant lots.

POLICY 3.03.07.

The City shall ensure the provision of adequate infrastructure in order to support the provision of safe, sanitary, and affordable housing to extremely low, very low, low, and moderate income households.

POLICY 3.03.08.

The City shall evaluate the feasibility of establishing any programs that will serve to improve the supply of affordable and workforce housing units.

POLICY 3.03.09.

The City is committed to fair and affordable housing and shall approve sites for affordable workforce housing and extremely low, very low, low, and moderate income housing units which are consistent with the Fernandina Beach

Comprehensive Plan. The City shall ensure that affordable housing development proposals meet the following criteria:

- a. Sites are able to meet adopted level of service standards;
- b. Sites are located on a paved street; and
- c. Sites have adequate access to public parks, recreation areas, open space systems and schools.

POLICY 3.03.10.

The City shall consider adopting, as part of its Land Development Code, incentives for developers of affordable housing which may include, but not be limited to, the following:

- a. Density bonuses;
- b. Reduction or waiver of eligible impact fees (excludes water/sewer impact fees);
- c. Mixed use bonuses;
- d. Reduction of site requirements;
- e. Green building certifications; and
- f. Expedited permitting.

POLICY 3.03.11.

The City shall identify any areas within its corporate limits that may qualify for Community Development Block Grant (CDBG) funding.

POLICY 3.03.12.

The City shall ensure the continued improvement of public services and facilities in areas which are experiencing deterioration in order to encourage reinvestment by the private sector and promote a residential environment that fosters community pride and provides safe and sanitary living conditions.

POLICY 3.03.13.

The City shall evaluate the feasibility of establishing a housing rehabilitation program that will assist with the rehabilitation or repair of housing within the City limits, including assistance with increasing energy efficiency.

OBJECTIVE 3.04.

GROUP HOMES AND FOSTER CARE FACILITIES

The City shall ensure that sites zoned for group homes and foster care facilities will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

POLICY 3.04.01.

The City shall maintain its nondiscriminatory standards and criteria which address the location of group homes and foster care facilities.

POLICY 3.04.02.

The City shall ensure that its land development regulations provide guidelines for the placement of foster care facilities and for different classes of group homes in residential neighborhoods, and that no residential neighborhoods are closed to such facilities.

POLICY 3.04.03.

The City will create and maintain a map and corresponding inventory depicting the assisted living facilities, group homes, foster care facilities, and other residential care facilities which are located throughout the community, in accordance with Chapter 419, Florida Statutes.

POLICY 3.04.04.

Consistent with established criteria, the City shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any one residential area is avoided.

POLICY 3.04.05.

The City shall adhere to the following requirements related to group homes:

- a. Group homes of six (6) or fewer residents licensed as community residential homes by the Department of Children and Families (DCF) shall be deemed a residential land use and a single family unit, and shall be allowed in single family or multi-family zoning districts, provided that such homes shall not be located within a radius of 1,000 feet of another existing duly licensed group home of six (6) or fewer residents.
- b. Group homes duly licensed by the DCF as community residential care facilities which have from seven (7) to fourteen (14) unrelated residents operating as the functional equivalent of a family, including supportive staff as referenced in section 419.001, Florida Statutes, shall be allowed in multi-family residential districts, unless the City finds that the proposed group home siting as proposed:
 1. Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the City;
 2. Does not meet applicable licensing criteria established and determined by the DCF, including requirements that the group home be located to assure the safe care and supervision of all clients in the home; or
 3. Would result in an excessive concentration of community residential homes. A group home that is located within a radius of 1,200 feet of another existing community residential home in a multi-family zone shall be an over-concentration of such homes that substantially alters that nature and character of the area. A group home that is located within a radius of 500 feet of an area of single family zoning substantially alters the nature and character of the area.
- c. All distance requirements cited in this subsection shall be measured from the nearest point of the existing group home or area of single family zoning to the nearest point of the proposed group home.
- d. All sites for group homes shall contain requisite infrastructure including: potable water, adequate surface water management, an approved system of wastewater disposal, and an adequate system for solid waste collection and disposal. The sites shall also be free of safety hazards and all structures shall comply with the City's ordinances and applicable State laws, including applicable State licensing and program requirements.

OBJECTIVE 3.05.

RELOCATION

Uniform and equitable treatment for residents and houses displaced by State and local government programs will be provided consistent with section 421.55, Florida Statutes.

OBJECTIVE 3.06.

ENERGY EFFICIENCY AND SUSTAINABILITY

The City shall encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

POLICY 3.06.01.

The City shall promote energy efficiency, resource management and conservation for new and existing housing in an effort to keep housing costs at a minimum and to conserve resources.

POLICY 3.06.02.

The City shall incorporate strategies in the Land Development Code that address the following:

- a. Encouraging the use of renewable energy resources in the housing sector;
- b. Promoting increasing energy efficiency related to the design and construction of housing; and
- c. Adding incentives for residential developments that incorporate standards that meet LEED, Florida Green Building Council, Green Globes or other nationally recognized green building rating system.

POLICY 3.06.03.

The City shall continue to enforce existing tree protection and landscaping requirements as included in the Land Development Code, as well as incorporate strategies in the Land Development Code that encourage the use of the principles of Florida-Friendly Landscaping in the provision of housing.



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